



Planning Policy Manual – Part 1

Section 3.5
Non-Residential Uses in or Adjacent
to Residential Areas



Version #	Decision Reference	Synopsis
1	26 June 2001	Adopted
2	1 February 2005	Amended
3	11 April 2017	Amended

INTRODUCTION

The local government recognises that certain non-residential uses can co-exist with and integrate into residential areas without adversely affecting residential amenity. In order to control the development of non-residential uses in residential areas the local government has prepared this policy to guide it in the decision making process.

AIM

To ensure that non-residential uses in or adjacent to residential areas are compatible with existing nearby dwellings.

POLICY

- Non-residential development on land which abuts land which is or may be used for residential purposes shall only be permitted where the nature of the non-residential use will not cause undue conflict through the generation of traffic and parking or the emission of noise or any other form of pollution which may be undesirable on residential areas.
- Non-residential development in residential areas is required to comply with the setback and plot ratio development standards for grouped dwellings of the relevant R-Code. For the purposes of this policy a major opening is a window, door or other opening which can affect privacy of nearby residences or future residences. Twenty five per cent (25%) of the site area shall be landscaped; front setback areas shall be landscaped.